



12<sup>th</sup> May 2022

## Design and Heritage Statement.

### **No. 9 Jury Street, Warwick.**

#### **1.0 Introduction:**

This statement has been prepared to support the application for full planning consent and Listed Building consent at No 9 Jury Street, Warwick. The existing property currently has a retail use which occupies most of the ground floor space with 2 full floors of residential use above. This application seeks to change the use classification of the ground floor to residential and to extend and refurbish the property to create a new four bedroom dwelling.

#### **2.0 Principle of Development:**

With respect to relevant planning policy the property sits within Warwick Town Centre. The Local Plan Policies map for the area identifies this part of Jury Street as being outside of the Retail Area (TC2 & TC6) and within the Café Quarter (TC8). It is also identified as an area which is Primarily in Residential Use (TC13) and an area of Mixed Use (TC11).

The existing property already has an established residential use on the first and second floor. The existing retail use on the ground floor is considered no longer fit for purpose and no longer viable. In order to secure the long term future of the property it is considered that the conversion of the ground floor to a residential use to create a new 4 bedroom property is appropriate and would comply with the relevant policy requirements of TC8, TC11 & TC13.

#### **3.0 Details of the Building Listing:**

No. 9 Jury Street is a Grade 2 Listed Building (Entry No. 1035443) located in the heart of Warwick. Jury Street runs in an east/west orientation between Church Street and East Gate and No.9 Jury Street sits on the northern side of the road close to the junction with Church St. Many of the buildings along Jury Street have listed status although the group of buildings either side of No. 9 from No. 5 to No. 15 are not listed.

The listing entry for No.9 is not very detailed and focusses only on the front façade to Jury St. The façade is described as follows:

*'Early C19. Stucco front, Welsh slated roof. 3 storeys, 4 windows, bow window to first floor of No. 9.'*

The listing does not contain details of the rear of the property or details of the interior.

The rear of the property has a brickwork finish and it is clear that it has seen numerous modifications and alterations at various points in time. There is also a small timber 'lean-to' at ground floor level which is painted white and a relatively recent addition. The roofs to the rear elevations are generally finished in plain clay tiles however there are some small areas finished with felt flat roofs both at ground floor and second floor level. Existing windows are generally timber framed and painted white but there are a number of different styles and opening arrangements.

Externally there is also a courtyard garden space and existing garage which are all part of the existing property. The garden space is hard landscaped but it is also in poor condition and in need of improvement. The garage is a more recent c 20th addition and is assumed to have been constructed in the last 50 years but has also suffered from subsidence and is in need of renovation.

Existing photographs of the rear of the property are provided as part of this application.

#### **4.0 Scope of Works:**

The proposed works largely affect the rear of the property on the ground floor although a small extension is also proposed on the second floor at the rear of the property. There are some internal alterations to form the new layout but there are no significant alterations to the front elevation to Jury Street which is considered to be the most important feature of the building.

The layout has been carefully considered to create a pleasing internal living environment whilst also respecting the existing fabric and features. The layout seeks to give emphasis to some of these existing features and present a scheme which reflects that of the original building.

The summary provided below seeks to explain the alterations which are to be made to the property and provide justification for these changes. It should be noted that on the whole, this document makes no reference to any areas within the house which are not affected by the works.

#### **4.1 Ground Floor:**

Previously the ground floor has been used for retail with access from Jury Street at the front of the property and the residential uses on the upper floors have been accessed via a side passageway and a door located to the rear of the property. Conversion of the ground floor space to residential use means that access to the property will be via the front door off Jury Street. It is proposed that the existing glazed side screen, front door and lobby which are associated with the former use are to be removed and a new front door installed as shown on the plans. The new section of wall to the right hand side of the front door will be rendered to match the existing external walls. To the left hand side of the new front door the existing shop front will be removed and a new single glazed timber framed window will be installed in the existing opening. The character and appearance of this window will be in keeping with all the other existing windows within the front façade.

One of the main changes to the property is the relocation of the main staircase. It is clear when visiting the building that the current location of the staircases is not the original position. It is therefore intended to install a new timber staircase in the location of the original stairs in the centre of the property and directly over the basement access. There is clear evidence on the existing walls and from the floors that there was originally a staircase in this position and the stair can be relocated to its original position without the need to amend or modify any of the original structure of the house. The new staircase will be able to run full height through the building and will have a new simple black metal framed roof light set within the new lead flat roof at second floor level. This roof light will provide valuable natural light in the centre of the building.

To the rear of the property the existing single storey timber 'lean-to' will be removed and replaced with a single storey 'lean-to' extension finished with facing brickwork and plain clay tiles to match the existing rear elevations. A simple black aluminium framed roof light will also be set within this new section of roof to provide natural light into the heart of the Kitchen and Dining Areas.

A further simple single storey extension with pitched roof is also provided to the rear of the property to provide a Living Area at the back of the property overlooking the courtyard garden.

The following floor areas are provided:

- Existing floor area (including retail and basement): 259.7 sq.m.
- Existing floor area to be demolished: 12.6 sq.m.
- New floor area created by new extensions at ground and second floor: 38.3 sq.m.
- Total proposed floor area upon (including basement): 285.4 sqm.

The above figures show that the development proposes a total increase of around 9-10% of floor area.

At ground floor the additional floor space is essential to ensure an appropriately sized Living Area, Dining Area and Kitchen is provided for a house of this type. Without these extensions the ground floor would not be suitably sized and the development would not be viable. This in turn would mean that the building would not have a sustainable future.

A key feature of the property on the ground floor is the existing chimney stack positioned within the Kitchen. This stack is to be retained and will be a focal point within this space. As is seen from the photographs included within this application this fireplace had previously been hidden by a studwork wall lining but it is the intention of the applicant to expose the simple brick fireplace, open up the original hearth and re-point the brickwork where appropriate. It is likely a simple timber mantle will be fixed over the top.

#### **4.2 First Floor:**

The rationale behind repositioning the new staircase has previously been discussed within this document and its proposed location in the heart of the building means that on the upper floors the building can be divided into two fairly equal parts.

On the first floor this therefore means that 2 fairly equal sized en-suite bedrooms can be created. One at the front overlooking Jury Street and one at the rear with views out over the courtyard garden, The Old Library, and towards St Mary's Church.

Bedroom 1 at the back of the building is accessed via a new opening in the existing wall. As you enter the bedroom the existing timber truss which spans across the space is to

be retained and fully exposed within the bedroom as a feature. None of the existing studwork walls at the rear of the property are considered to be original and these are to be removed to open the space up. A new en-suite bathroom is to be formed between the new stair and the line of the truss and this bathroom will have a new flat ceiling. The rest of the bedroom space however will have a new vaulted ceiling which will follow the line of the existing rafters above. The existing brick fireplace within this room will be retained as a feature.

Externally at the rear of the property, two of the existing windows within Bedroom 1 are to be blocked up and the brickwork made good. This will improve the levels of privacy within the bedroom and avoid any conflict with the access to the adjacent property.

Bedroom 2 at the front of the property is already a fairly large open space which will be made bigger by the removal of the existing staircase. This space is to remain largely unchanged other than the introduction of a new en-suite bathroom next to the new staircase. The new en-suite bathroom will be formed using timber studwork with an appropriate plasterboard lining. None of the existing beams or structure will need to be removed in order to form the spaces which are shown however one modification it likely to be required to extend an existing beam once the existing staircase between first and second floors is removed. This modification is noted on the proposed drawings.

The photographs which have been provided as part of this application clearly show that there aren't many original features such as cornices, skirtings, architraves etc. which appear to be original within the property due to the extensive refurbishments which have taken place in the past.

#### **4.3 Second Floor:**

At second floor the existing bedroom at the front of the building is retained and made larger by the repositioning of the staircase and the removal of the existing wardrobes and storage cupboards. A new bathroom is to be provided next to the staircase directly over the new en-suite below. All new internal walls will be timber studwork with an appropriate plasterboard lining.

On the northern side of the staircase at second floor at the rear of the property the existing flat roofed extension is to be removed and the property extended to create a new bedroom. This existing flat roofed extension is clearly a c20th addition to the property and is in poor condition and therefore in need of removal and replacement. With

this in mind it seems reasonable and appropriate to remove this structure and and replace it with something which is more sympathetic and authentic.

The new bedroom at second floor will be modest in size and will sit under a new lead mono-pitch roof. The roof will have traditional wood core roll joints and will be finished with a timber fascia and heritage style black metal rainwater goods.

### **5.0 External layout:**

Externally there a small sunken patio area will be created outside of the new living room and this will lead to a raised landscaped courtyard garden area. Other than the works associated with the creation of the new sunken patio the garden will be set more or less at the same level as the existing and therefore minimising the impact of the proposals.

The property has the benefit of an existing garage providing a single parking space for one vehicle. The garage is considered to be a fairly recent addition to the property being constructed sometime in the second half of the c20<sup>th</sup> and has no real architectural merit. It is therefore proposed that the garage will be modified in order to make it more usable. These improvements will include a new up-and-over garage door in a modified opening to ensure it is easy to access with a vehicle, a new pedestrian door in a new opening to link the garage to the rear garden and a new pitched roof construction over to provide open loft storage space and to significantly improve the appearance of the building. As can be seen on the proposed elevation drawings, The new roof has been designed slope away from the existing properties on Jury Street so that it does not significantly impact on them or appear to be overbearing.

### **6.0 Appearance:**

All the new extensions proposed are to comply with the guidance laid out in the Residential Design Guide published by WDC (dated May 2018). They have also been designed to reflect and enhance the appearance of the existing building its context and the Conservation Area.

The new ground floor extensions sit below the level of the courtyard garden and the ground level of the properties to the rear of the site by approximately 1m and as a result they will be largely hidden from view. The most visible feature of the ground floor extensions will be new pitched roof form over the Living Area. It is proposed that this roof will have 2 number conservation style roof lights set within the roof and will be finished

with plain clay roof tiles and will therefore sit comfortably next to the other outbuildings and extensions which surround the site.

At second floor level to the rear of the property a further extension is proposed to form a fourth bedroom. It is necessary to remove and replace the existing black and white timber clad flat roofed extension and replace it with something which is more sympathetic and so the creation of a new small extension in this location is considered to have little impact on the building fabric. The proposed new extension will be formed in brickwork with lead cheeks and a traditional lead roof with wood core rolled joints.

The photographs provided show that there are a wide variety of extensions and dormers which sit within the roof scape at the back of the properties on the northern side of Jury Street. However, the extension which is proposed as part of this development is considered to be discrete and sympathetic. It incorporates the use of traditional forms, and materials so as not to stand out and will sit comfortably within its context and enhance the Conservation Area.

It is noted that the new first floor extension projects beyond the existing building line by approximately 2.5 to 2.7m however we believe it does not generate any new breaches of the 45 degree rule.

It is understood that all of the windows on the rear of the adjacent property at No.11 Jury Street at second floor level serve non-habitable rooms. We understand that there is a Kitchen at first floor level but there is already a pre-existing breach of the 45 degree rule in relation to this window which is generated by the existing historic building forms on both sides. It is therefore considered that the new second floor extension has no significant additional impact.

With reference to windows in the rear of No 7. Jury Street. It is not clear what the use of the upper floors are to No. 7 however we do not believe that there are any existing windows that would be impacted by the 45 degree rule and we do not believe that the proposed second floor extension would project far enough from the existing rear wall to cause any new breaches.

## **7.0 External Finishes Generally:**

External walls where visible are to be finished with facing brickwork of a size and texture to match the existing. A simple soldier course will be provided to window heads where new openings are to be formed to match

The palette of proposed external finishes includes:

- Facing brickwork of a size, colour and texture to match the existing. We have previously used the Ibstock, Warwickshire Old English facing brick on other similar local projects within the conservation area.
- Plain clay roof tiles to match the existing.
- White painted, timber framed windows. To the front elevation the existing windows will be repaired or replaced like for like. To the rear elevation on the upper floors a heritage style timber framed, double glazed flush casement style window is proposed.
- At ground floor level to the Living Area extension, black metal framed Crittal style doors are proposed. These have been used and accepted by WDC on a number of projects though out the district within the conservation area. In particular we would note that they were used to the rear of Number 8, Church Street, Warwick which sits only a few yards away from this property.
- Traditional lead roof and cheeks to second floor extension.
- Black heritage style aluminium rainwater goods by Guttercrest or similar. Rainwater goods generally to be beaded half round gutters with circular downpipes.
- Roof windows and roof lights generally to be black metal framed conservations style roof lights and roof windows.

## **8.0 Parking:**

The existing garage provides parking for one vehicle and will also be provided with an electric vehicle charging point. Secure cycle parking will be provided within the garden area.

## **9.0 Conclusions:**

The proposals seek to change the use of the ground floor at Number 9, Jury Street, Warwick to create a new 4 bedroom dwelling.

The proposals will remove any recent additions to the fabric and retain and repair any important historic features. The internal design of the property has been carefully considered and key features of the scheme such as the relocation of the staircase will reflect the original historic layout.

Externally the building will be repaired, extended and enhanced using authentic traditional materials and techniques.

In conclusion the proposals will create a new dwelling which is both fit for purpose and a desirable place to live and will therefore give the property a long term sustainable future.